

HARRISON TOWNSHIP TRUSTEE PUBLIC HEARING
April 5, 2022

PUBLIC HEARING CALL TO ORDER:

Chairman Bill Welsh called the Public Hearing of April 5, 2022 to order 6:00pm at the Harrison Township Fire Department, 3625 SR 752, Ashville, Ohio 43103. Present were Trustee Bill Welsh, Trustee Jim Deal, Trustee Donnie Mayse, Zoning Inspector Jared Conner, and Township Clerk Sara LeMaster. Also present were Joe DeFelice, Lynn Goodfleisch, Roger Clark, Nate Green, Jerry Wiley, Ronde Brushart, and Glen Brushart.

Chairman Bill Welsh read the Rules of Order for the hearing.

Township Clerk Sara LeMaster read the Legal Notice which had been published in the Circleville Herald and mailed to property owners within 500 feet, adjacent to, and directly across the road from the parcels being addressed.

Mr. Welsh then called for the presentation from the applicant.

Nate Green, with the Montrose Group, was present to represent Coyne Real Estate, LLC. Nate shared that Coyne is in contract to purchase 28.28 acres from Michael and Maureen DeFelice, Joseph DeFelice, and Mijolyan Investment, LLC. Coyne intends on constructing class-A facilities which will become part of the larger development they previously presented to the board in October 2021.

Nate shared that this plan is compatible with similar uses around the area. He discussed the Land Use Plan and how the area in discussion is identified as warehousing and logistics so that also fits their plans to rezone the property to RBD.

Nate discussed how they will address storm water, sanitary/sewer lines, water, utilities, and transportation as a part of their plan. He stated as most know, there is currently a 60-inch sanitary sewer line north of the properties in discussion today, that would be on the northwestern edge of the site planned for rezoning. When the property is developed, they will be hooking into that and accessing water from Earnhart Hill. Both Bulen Pierce Rd. and Shepherd Rd. will need to be improved but that is all part of the bigger development.

Nate stated they do believe the overall development will have a positive impact. The development that has happened already, there has been a positive impact so they believe that this will continue that impact and create thousands of jobs and income tax and property tax along with that.

Nate then opened it up for any questions.

Mr. Welsh called for any proponents.

Joe DeFelice, landowner of the property, stated that him, his brother, and his sister are in favor of the rezoning. Their area ties into the area that has already been rezoned so this is their chance to move on.

Joe stated his concerns about the rezoning process in Harrison Township. He shared it needs work and is confusing. The three documents that address zoning in Harrison Township are the zoning resolution, the JEDD agreement, and the CEDA, and only two of those are legally binding. CEDA is not binding, nor a change in zoning.

Joe shared that in order to work with future developers and to be fair with them from the start, he thinks we need to get everyone on the same page.

Mr. Welsh then asked for any opponents.

Ronde Cook-Brushart stated that putting zoning aside and being a resident/living across the street from the proposed development, they are concerned about their property values decreasing. She would like to encourage buffering and screening by planting trees. They still would like to have a beautiful view. She and her husband's home is on the National Registry of Historical Places and is the only home in Harrison Township that is on it; There are 32 in Pickaway County. But nothing in their zoning guidelines addresses anything about historical places so she believes that is something they need to look at. She also believes the Design Review Board will help addressing these areas.

Glen Brushart agrees with his wife but also shared that he has concerns about the things that come with warehousing such as lighting, noise and dangerous roadways. He has concerns for the people who have young children in the area, such as himself. Making a left onto Duvall Road from Bulen Pierce Road frightens him because their daughter will be turning 16 and operating a vehicle.

Glen would like to see aesthetics and beautifications in place such as making the warehouses look like barns with white picket fences, as seen in New Albany, Ohio. This would make it more desirable to live there.

Glen is curious about plans for improvement North of the curve of Bulen Pierce Road.

Mr. Deal asked Nate Green what exactly is proposed to go into this area.

Nate shared that these will be speculative buildings. The market for these buildings is incredible. Building these and finding an attendant is not difficult to do.

Nate shared that Terry Coyne's goal is to not overcrowd anyone and to not have lights shining all the time so they will be providing buffers where they need to. They want to be the best neighbors they can be.

Mr. Welsh asked the Trustees if they had anymore questions.

RESOLUTION 22-33

A RESOLUTION TO ACCEPT THE PROPOSAL FOR REZONING 28.28 ACRES, PARCELS D1200030027101, D1200030027102, D1200030027103, D1200030027104, D1200030027105, D1200030027106, AND D1200030027107 FROM AGRICULTURAL LAND TO INDUSTRIAL USE IN RICKENBACKER BUSINESS DEVELOPMENT DISTRICT MADE BY COYNE REAL ESTATE FOR THE PURPOSE OF CONSTRUCTING CLASS-A INDUSTRIAL WAREHOUSE/MANUFACTURING FACILITIES CONSISTENT WITH THE RBD ZONING DISTRICT. Mr. Deal moved and Mr. Mayse seconded, and the Trustees voted with a roll call vote. Mr. Deal, yes; Mr. Welsh, yes; Mr. Mayse, yes. The resolution R22-33 passed with three affirmative votes.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mr. Welsh moved and Mr. Mayse seconded the motion to adjourn the April 5, 2022 Board of Trustees Public Hearing with Coyne Real Estate. All were in favor and the meeting adjourned at 6:20pm.